



## Exciting remodelling ideas to increase your home's value

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So you have decided to sell your home, let's look at some ideas to help you on your way.

Looking for a fresh start? A new beginning someplace far away? Well, before you start saying your farewells, it'll be necessary to put some things into order. But before you dive into some major remodelling projects, it'll be best to take a sneak-peek into some of the most prosperous renovating ideas that would surely give your home the appeal it deserves and ensure it is sold as quickly as possible.

### **Kitchen Remodel**

Some people believe that the kitchen is the heart of the house, a place where all the magic happens. This being said, it's quite possible that, during your open home event, the kitchen will be the first stop of many potential home buyers. Naturally, this means that a fair share of capital should be invested into a glossy kitchen remodel. This is the project which is going to have the biggest return, so it's a good idea to give it a classy finish. Focus your attention on the walls, as [a fresh paint job](#) can make all the difference and make sure not to forget the backsplash. Energy-efficient appliances are also a great addition, while a rolling island is simply a must-have in a modern kitchen.

### **Bathroom Remodel**

Right beside the kitchen, the bathroom area has the ability to greatly increase the overall value of your house by making some quick adjustments. Surely, a spacious bathroom is always appealing, so a room extension is quite a good idea. Other than this, focus on creating a spa-like ambience in the bathroom by installing decorative lighting fixtures and adding a touch of glamour with marble countertops. Replacing your fixtures with brand new shiny ones can greatly refresh your bathroom, while you can also benefit from some quick and simple grouting.

### **Sustainable Upgrades**

In the last couple of years, the rise of sustainable trends has gotten quite the recognition all over the world and people are rushing to transform their households into eco-friendly havens. Keeping this in mind, it would be wise to implement certain green practices into your home in order to increase the chances of scoring a great deal. For instance, energy-efficient windows are the next best thing now, as allegedly, these windows could save up to \$500 a year in heating and cooling costs. Of course, there are other ways to make your home greener. [Dual flush toilets](#) in the bathroom area and installing aerators on all fixtures around the house can significantly reduce the consumption of water and energy, making this a superb investment.

### **Curb Appeal**

When undergoing these types of renovating projects, many people get so absorbed in fixing up the interior, that they tend to completely overlook the exterior of the house. Curb appeal is one of the most important factors when selling a house, as it's the first impression you're going to make with your buyers. Of course, there's no need to invest a lot of money into fixing up the outdoors, but a few simple upgrades surely wouldn't hurt. Resealing the driveway and repainting the fence are absolute musts, while it's a good idea to freshen up your lawn and do some basic landscaping. A few decorative pieces, potted flowers and stylish lanterns can go a long way.

### **Inspect the Premises**

Last, but certainly not least, before you put your house up for sale, it'll be necessary to do some basic check-ups and repairs. [Cracked and leaky pipes](#), rotten wood and faulty roofs are necessary components of every home remodel, while you shouldn't forget to do a detailed pest inspection to make sure that your home is free from any unwanted intruders.

While parting with your old house might be overwhelming, it would be even more devastating not to get a good deal once you finally sell it. Of course, selling a house can be quite challenging nowadays, especially in today's economy and with the stagnating real estate market. Naturally, there are simple and smart ways to increase your home value and make your property more appealing to potential buyers.

Author's Bio: Lana Hawkins is a student of architecture and editor-in chief on Smooth Decorator. She enjoys writing about interior decoration and interesting home improvement projects. Lana suggest [hiring experts for home renovation](#), such as [plumber team from Sydney](#) for kitchen and bathroom renovation.

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